Return to: First Title and Escrow Company, Inc.
File Number 25446

Davidson County DEEDWARR
Recvd: 06/07/06 15:10 2 pgs
Fees:13.00 Taxes:2386.50
20060607-0067795



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Joseph S. Neimat	SunTrust Mortgage, Inc.	104-13-0
213 Carden Avenue	201 4th Avenue N. 7th Flr.	GROUP
Nashville, Tennessee 37205	Nashville, Tennessee 37219	PARCEL 031.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******* Six Hundred Forty Five Thousand Dollars and Zero Cents ($645,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John W. Danner and wife, Allison M. Danner, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joseph S. Neimat and wife, Deena Neimat, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 15 on the Plan of Bransford Realty Company's Subdivision of certain lots in Blocks "E, "F" and "G" in Whitland Realty Company's Subdivision of record in Plat Book 547 page 53, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to John W. Danner and wife, Allison M. Danner, by deed dated July 18, 2001, from Jonathan M. Shayne and wife, Ann M. Shayne, of record as Instrument No. 20010719-0076569 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 213 Carden Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of June, 2006.

John W. Danner

Allison M. Danner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named John W. Danner and Allison M. Danner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of June, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY